

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.594
1. LOCATION	Cappagh & Clonburriss Little, Clondalkin	
2. PROPOSAL	Housing development	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	OP.	4.3.83
	(a) Requested	Date Further Particulars (b) Received
	1. 22nd April, 1983 Time ext. up to & 2. incl., 30/6/83.	1. 17th May, 1983 Time ext. up to & 2. incl., 30/9/84
4. SUBMITTED BY	Name	Collins Doorly Assoc.,
	Address	5 Farmhill Road, Roebuck Dublin 14
5. APPLICANT	Name	W. Casey Ltd., PHI Investments Ltd & Matched Products Ltd
	Address	Harcourt House, Harcourt Street, Dublin
6. DECISION	O.C.M. No.	P/3295/84
	Date	27th Sept., 1984
	Notified	27th Sept., 1984 To refuse o. permission
	Effect	
7. GRANT	O.C.M. No.	
	Date	
	Notified	
	Effect	
8. APPEAL	Notified	25th Oct., 1984
	Type	1st Party APPEAL WITHDRAWN
	Decision	
	Effect	
9. APPLICATION SECTION 26 (3)	Date of application	
	Decision	
	Effect	
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

Prepared by	Copy issued by	Registrar.
Checked by	Date	
	Co. Accts. Receipt No	

An Bord Pleanála

PL 6/5/67813

DUBLIN COUNTY COUNCIL
RECEIVED
17 APR 1985

T. Coates
P. V. J. / 22/4
Floor 3, Blocks VI & VII
Irish Life Centre,
Lower Abbey Street,
Dublin 1.
Telephone (01) 728011.

The Sec
Dublin Co Co
Block 2
L Irish Life Centre

*Rec'd
22/4*

Date 12/4/85

Your Ref. 4A594

Appeal re: dwelling at Rappagh & Clonsilla
Little Clonsilla

A Chara,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1983, has been withdrawn.

Mise, le meas,

M. O'Connell

~~PA 30~~

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Tel. 724755 (ext. 262/264)

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~PERMISSION~~ ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, ~~1962-63~~ ~~1963-62~~ 1963-1983

To Collins Doorly Assocs. Register Reference No. YA 594
5 Farnhill ~~W/A~~ Planning Control No.
Roebuck, Application Received 4/3/84
Dublin 14. Additional Information Received 17/5/84
Time Ext. up to: 30/9/84
Applicant W. Casey Ltd., P.H.I. Investments & Matchless Products Ltd.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ 3295/84 dated 27/9/84 decided to refuse:

OUTLINE PERMISSION ~~PERMISSION~~ ~~APPROVAL~~

For 835 houses development at Cappagh and Clonburris Little, Clondalkin.

for the following reasons:

1. The site of the proposed development is located in an area zoned 'F' in the 1983 Development Plan - "to preserve and provide for open space and recreational amenities". The proposal for a large housing development would be in conflict with this objective, would be contrary to the proper planning and development of the area and seriously injurious to the amenities of the area.

2. The proposed development would be premature as a road pattern for the area has not been finally determined.

3. The proposed development would endanger public safety by reason of a traffic hazard in that it would generate a vast number of additional traffic turning movements on the existing road network serving the site. It is the opinion of the Planning Authority that, even if these lands were zoned for development, development could not take place until such time as a road connection has been made from the New Nangor Road south of the canal to the existing Newlands Fonthill Road north of the railway line. This involves the construction of bridges across the canal and railway line and construction of roads on lands which do not appear to be in the control of ownership of the applicant. It is noted that the applicant is only prepared to construct the southerly connection to the New Nangor Road and does not identify what control if any, he has over these lands.

4. Applicant does not indicate how a public water supply is to be made available to the site.

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(Condt.)

Signed on behalf of the Dublin County Council
for PRINCIPAL OFFICER

Date 27th September, 1984

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

5. Applicant has not established that he can make satisfactory provision for the disposal of foul sewage and surface water from the site into outlets acceptable to the Council. This requires, apart from design features, all necessary way leaves.
6. The proposed development is premature until such time as downstream works are carried out on foul and surface water structures.
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7. Such a large scale development with one access point would be contrary to the Council's standards in regard to residential development.

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Collins Doorly Assocs.,
5 Farnhill,
Roebuck,
Dublin 14.

YA 594

27th June, 1984.

Re: Proposed 835 houses development at Cappagh and Clonburris
Little, Clondalkin for W. Casey Ltd. P.H.I. Investments
and Matchless Products Ltd.

Dear Sirs,

With reference to your planning application received here on 4th March, 1983, Additional information received 17th May, 1983, time extension period up to and including 30th June, 1984, (letter for further extension period received, 6th June, 1984), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of Subsection (4A) of Section 26 has been extended up to and including 30th September, 1984.

Yours faithfully,



for Principal Officer.

YA 594

Collins Doorly Assocs.,
5 Farmhill,
Roebuck,
DUBLIN 14.

RE: Proposed 835 house development at Cappagh and Clonburris Little, Clondalkin, for W. Casey Limited, P.H.I. Investments and Matchless Products Ltd.

Dear Sir,

With reference to your planning application received here on 4th March, 1983 (Additional Information Received 17.5.83, letter for extension period received 15th July, 1983), in connection with the above, I wish to inform you that:-

In accordance with Section 25(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) 1976 the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 30th June, 1984.

Yours faithfully,



for Principal Officer.

YA 594

22nd April, 1983.

Collins Doorly Assocs.,
5 Farmhill Road,
Roebuck,
Dublin 14.

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Re: Proposed housing development at Cappagh and Clonburris
Little, Clondalkin for W. Casey Ltd., P.H.I. Investments
Ltd. and Matchless Products Ltd.

Dear Sirs,

With reference to your planning application received here on 4th, March, 1983, in accordance with the above, I wish to inform you, that before the application can be considered under the Local, Government (Planning and development) Acts, 1963-1982, the following additional information must be submitted in quadruplicate:-

1. The advertisement is unsatisfactory in that it does not indicate the extent of housing development proposed. Applicants to submit revised advertisement clearly indicating the extent of development proposed (that is 835 houses).
2. Applicants to clarify proposed means of access to the site and the number of access points and to indicate his proposals in relation to dealing with the large volume of traffic which this development would generate.
3. Applicants to indicate his intentions in relation to the making available of land for the Fonthill Road and his proposals in relation to the construction of that road.
4. Applicants to indicate the position in relation to the securing from C.I.E. of the necessary approvals for the design and construction of the bridges which will be required over the railway and canal.

Contd./.....

5. Applicants to show within a red line which delineates the site of the application all proposals which form part of the application. In particular, any proposals relating to the Fonthill Road and the proposed 25 acre "New Public Park".
6. Applicants have stated that the site area is 92 acres approx. The area has been measured at 82 acres to the west of the Fonthill Road Reservation and 6 acres to the east. Applicant to account for the discrepancy of 4 acres approx.
7. Applicants to indicate the extent of his ownership in the vicinity of Cappagh Villas and to indicate proposals for access to this house in both the short term when the canal is being bridged, and in the long term.
8. Applicants to indicate proposals which may have bearing on this application for other adjacent land in their ownership lying north of the railway.
9. Applicants to indicate how it is proposed to develop a scheme of 800 houses on a site of 82 acres and to provide appropriate reservations for a school, church, shops and other community facilities as may be appropriate, whilst meeting the density requirements of the County Development Plan 1983. This information should be provided by way of a sketch design layout to the scale of 1:1250 or 1:1000.
10. Applicants to indicate outline proposals for the drainage of this large site both in respect of foul and surface water sewerage and for water supply for both sections of the site to the east and west of the Fonthill Road Reservation. Applicant should consult with Sanitary Services Department in relation to this.
11. Applicants to indicate in outline form, proposals in relation to the motorway reservation which crosses the site.
12. Applicant to indicate following consultations with C.I.E. proposals for the erection of a boundary wall between the proposed development and the railway.

Please mark your reply "Additional Information" and quote the Reg. Reg. No. Given above.

Yours faithfully,

A. Coyne
for Principal Officer.